

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
AGENDA
ROSE ROOM – CREEKMORE PARK COMMUNITY CENTER
5:30 P.M.
FEBRUARY 12, 2013**

I. ROLL CALL

II. APPROVAL OF MINUTES FROM JANUARY 8, 2013

III. STAFF COMMENTS AND PROCEDURES

1. Final Plat – Stonebrook at Chaffee Crossing
2. Master Land Use Plan Amendment from Commercial Neighborhood to General Commercial located at 2501 North 50th Street. (companion item to items #3 & #10) (tabled from December 2012)
3. Rezoning #22-9-12; A request by Al Prieur, agent for Mark & Amy Koenigseder for a zone change from Commercial Regional (C-4) to Commercial Heavy (C-5) by Classification located at 2501 North 50th Street. (companion item to items #2 & #10) (tabled from December 2012)
4. A request by Morrison-Shipley, agent for Zaki Adib Samman, Kefah F. Daas, and Larry & Sandra Roper for development plan approval for a convenience store with gasoline sales located at 9102 Rogers Avenue. (companion item to item #11) (tabled from January 2013)
5. Rezoning #2-2-13; A request by Randy Coleman, agent for Fort Chaffee Redevelopment Authority, for a zone change from Not Zoned to Industrial Moderate (I-2) by Classification located at 7712 Taylor Avenue. (companion item to items #6 & #12)
6. Conditional Use #4-2-13; A request by Randy Coleman, agent for Fort Chaffee Redevelopment Authority, for a conditional use for a chemical, plastics and rubber industry located at 7712 Taylor Avenue. (companion item to items #5 & #12)
7. A request by Jerry Morrow and/or Kip Guthrie, agents for A& M Railroad Fort Smith for development plan approval for a warehouse addition located at 1301 North 4th Street. (companion item to item #14)

8. Conditional Use #5-2-13; A request by Chasen Garrett, agent for Alejandro Fuentes for a conditional use for a restaurant with outdoor dining located at 8909 Rogers Avenue.
9. Conditional Use #6-2-13; A request by Larry Young, agent for St. Edward Mercy Health System, Inc. for a conditional use for a hospital located at 3501 W.E. Knight Drive.

**RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT**

10. Variance #27-9-12; A request by Al Prieur, agent for Mark & Amy Koenigseder, for a variance from 2 acres to 49,875 square feet minimum lot area located at 2501 North 50th Street. (companion item to items #2 & #3) (tabled from December 2012)
11. Variance #3-1-13; A request by Morrison-Shipley, agent for Zaki Adib Samman, Kefah F. Daas and Larry & Sandra Roper, for a variance from: 1) 30 feet to 10 feet rear yard setback; 2) from 200 feet to 68.66 feet minimum separation between adjacent driveways; 3) from 200 feet to 132 feet minimum separation between adjacent driveways; and 4) from 250 feet to 66.78 feet minimum separation between driveway and street intersection located at 9102 Rogers Avenue. (companion item to item #4) (tabled from January 2013)
12. Variance #5-2-13; A request by Randy Coleman, agent for Fort Chaffee Redevelopment Authority for a variance from 10 acres to 3.92 acres minimum lot area and from major arterial to major collector required street access located at 7712 Taylor Avenue. (companion item to items #5 & #6)
13. Variance #6-2-13; A request by Micah Bubbus, agent for Michael Albanese, Eldon Albanese and Thomas Cormier for a variance from 300 square feet to 417 square feet maximum size of a sign located at 1200 South Waldron.
14. Variance #7-2-13; A request by Jerry Morrow and/or Kip Guthrie, agents for A& M Railroad Fort Smith for a variance from Section 27-602-4(E) Industrial Building Standards located at 1301 North 4th Street. (companion item to item #7)
15. Variance #9-2-13; A request by Ricky Hill, agent for Travis and Roxanne Chaffey, for a variance from 60 feet to 25 feet minimum width building set back line located at 2714 North Albert Pike Avenue.